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Government of India
Ministry of Housing & Urban Affairs
(HFA Directorate)

Nirman Bhawan, New Delhi,
Dated: 14th February, 2019

OFFICE MEMORANDUM

Subject: Minutes of the 42nd meeting of the Central Sanctioning and Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (Urban) -Housing for All.

The undersigned is directed to forward herewith a copy of the minutes of the 42nd meeting of the Central Sanctioning and Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (Urban) -Housing for All Mission held on 30.01.2019 at New Delhi with Secretary, Ministry of Housing & Urban Affairs in chair, for information and necessary action.

Encl: As above


(S.C. Jana)

Dy. Secretary to the Govt. of India
Tel: 011- 23061206

To,

Members of the CSMC as follows:

1. Secretary, Ministry of Housing & Urban Affairs, Nirman Bhavan, New Delhi
2. Secretary, Department of Expenditure, Ministry of Finance, North Block, New Delhi.
3. Secretary, Ministry of Social Justice and Empowerment Shastri Bhavan, New Delhi.
4. Secretary, Department of Health and Family Welfare, Nirman Bhawan, New Delhi.
5. Secretary, Department of Financial Services, Ministry of Finance.
6. Secretary, Ministry of Labour & Employment, Shram Shakti Bhawan, New Delhi
7. Secretary, Ministry of Minority Affairs, Paryavaran Bhawan, New Delhi
8. Addl. Secretary (Housing), M/o HUA, Nirman Bhawan, New Delhi
9. Joint Secretary (NULM), MoHUA, Nirman Bhawan, New Delhi
10. Joint Secretary and Financial Adviser, Ministry of HUA, Nirman Bhawan, New Delhi.
11. Mission Director (Smart Cities), MoHUA.
12. Joint Secretary & Mission Director -in charge of HFA, MoHUA

Copy to:

- i. The Principal Secretary, Municipal Administration & UD, Govt of Andhra Pradesh, Room 105, L- Block AP Secretariat, Hyderabad, 500022
- ii. The Principal Secretary, Urban Development and Housing Department, State Government of Bihar, Vikash Bhawan, Mailey Road, New Sectt. Patna-15
- iii. The Principal Secretary (Urban Development & Environment), Government of Madhya Pradesh, Ballabh Bhawan, Mantralaya, Bhopal -462016.

- iv. The Principal Secretary (Housing, Government of Maharashtra Room No 425, 4th Floor, Mantralaya, Mumbai-400032.
- v. The Secretary(Urban Development), Govt of Uttrakhand,4 Subhas Road, Room No 25, State Bank Building, Secretariat, Dehradun.
- vi. The Secretary, Urban Development Government of UP Navchetna Kendra, 10, Ashoka Marg, Lucknow- 226001
- vii. The Secretary to Government, H &UD Department, Govt. of Tamil Nadu, Secretariat, Chennai-600009
- viii. The Director(Housing) Ex-officio Director (Housing) cum Joint Secretary to Govt. Housing and Urban Development Department, Government of Odisha, State Secretariat, Annex -B, Bhubaneswar-751001.
- ix. The Director, State Urban Development Agency (SUDA), State Govt. of West Bengal, H-CBlock, Sector-III, Bidhannagar, Kolkata -700106.
- x. The Secretary, Deptt of LSG(UA), Govt. of Kerala, Room No - 127, 1st floor, North Block, Govt Secretariat, Thiruvananthapuram.

Copy also to:

1. CCA, M/o (HUA)
2. General Manager (Projects), HUDCO, India Habitat Centre, Lodhi Road, New Delhi 110003
3. Executive Director, BMTPC, Core 5A, India Habitat Centre, Lodhi Road, New Delhi 110003
4. Director-(HFA-I)/ Director (HFA-IV)/Director (HFA-V), M/o HUA
5. Director (IFD), M/o HUA
6. Director, NBO.
7. Dy. Chief MIS, HFA Mission Directorate, New Delhi – with a request to upload it on M/o HUA website immediately.
8. PMU, HFA Mission Directorate, New Delhi
9. Under Secretary-HFA-1/HFA-4/HFA-5
10. Section Officer-HFA-1/HFA-3/HFA-4/HFA-5
11. Asst. Accounts Officer (JNNURM/RAY/HFA).



(S.C. Jana)

Dy. Secretary to the Govt. of India
Tel: 011- 23061206

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Minutes of the 42nd meeting of the Central Sanctioning and Monitoring Committee (CSMC) under Pradhan Mantri Awas Yojana (Urban) - Housing for All Mission held on 30th January, 2019.

The 42nd meeting of the Central Sanctioning and Monitoring Committee (CSMC) under Pradhan Mantri Awas Yojana (Urban) [PMAY (U)] was held on 30th January, 2019 at 02.30 p.m. in the Conference Room, Nirman Bhawan, New Delhi, with Secretary, Ministry of Housing and Urban Affairs in Chair. The list of participants is at **Annexure-I**.

2. At the outset, the Secretary, Ministry of Housing & Urban Affairs (MoHUA) welcomed the participants/representatives from the State Governments, participants/officers of the Ministry and other Departments. Following observations were reiterated for compliance by all State/UTs Governments.

- i. CSMC is an apex Committee under Chairmanship of Secretary, MoHUA. The Principal Secretary/Secretary/Mission Director looking after the PMAY(U) matters in the State/UT Governments should participate in the CSMC meetings. States/UTs should avoid deputing only Junior officials/Consultants etc.to attend CSMC meeting(s) as they may not have required information on policy level decisions and interventions required at the State/UT Government level.
- ii. With regard to unspent balance available with the State Governments, it was reiterated that para 14.7 of the PMAY (U) scheme guidelines allow State Governments to utilize the fund for other ongoing sanctioned projects of PMAY(U). Similarly, in spite of the fact that fund is available with a State Government in respect of a sanctioned project, each project may be taken as a standalone project and thus Central Assistance may be released accordingly.
- iii. With respect to SLTC and CLTCs, States/UTs were advised to engage qualified and efficient professionals as per the capacity building financial guidelines and norms. This will help States/UTs deliver quality output in PMAY (U) capacity building activities and monitoring.
- iv. The number of houses sanctioned under PMAY(U) during the last three years was reviewed. The State/UT Governments need to focus on timely execution of the projects as this helps in controlling cost escalation and timely possession of houses by the beneficiaries.
- v. The role of Banks/financial institutions is extremely useful in extending benefit of CLSS scheme to the beneficiaries. The developers have also been requesting for continuous support of the CLSS component under PMAY (U) to encourage beneficiaries to own their houses. National Housing Bank and HUDCO may formulate a plan and take appropriate timely action in order to extend CLSS benefits to the beneficiaries. Integration of CLSS progress in NHB and HUDCO with PMAY (U)-MIS may be explored.
- vi. The Ministry of Housing and Urban Affairs, Government of India has conceptualized a **Global Housing Technology Challenge - India (GHTC- India)** which aims to

identify and mainstream a basket of innovative technologies from across the globe that is sustainable and disaster-resilient. Such technologies would be cost effective, speedier and ensure a higher quality of construction of houses, meeting diverse geo-climatic conditions and desired functional needs. The first Expo-cum-Conference is scheduled to be held on 2nd and 3rd March 2019 and is expected to be attended by a wide range of stakeholders such as technology providers, researchers, builders, developers, entrepreneurs, academia, civil society organisations, and public-sector agencies such as housing boards and public works offices. The Challenge has now opened and all State/UT Governments should participate in the Light House Projects challenge and submit their applications before 20th February, 2019.

3. Thereafter, Deputy Director General(HFA-IV) introduced the agenda for the meeting. The agenda items also form part of the minutes. The item-wise minutes are recorded as follows:

1	Confirmation of the minutes of the 41st meeting of CSMC under PMAY (U) held on 27.12.2018 (Agenda 1)
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The minutes of the 41st meeting of CSMC under PMAY (U) held on 27.12.2018 were confirmed without any amendments.

2	Consideration for Central Assistance for 56 BLC (New) and 08 AHP projects submitted by Andhra Pradesh (Agenda-2)
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A. Basic Information:

The proposal for consideration of CSMC was for Central Assistance for 56 BLC (New) and 08 AHP projects under PMAY(U) submitted by State Government of Andhra Pradesh. The salient details of the proposal are as under:

Component	No. of Projects (cities)	Total No. of houses proposed	No. of EWS houses proposed	Central Assistance	State and ULB share	Beneficiary contribution	Date of Appraisal by SLAC / approval of SLSMC
BLC (N)	56(50)	77,941	77,941	11,6911.50	40,725.50	40,725.50	25.01.2019/
AHP	08(08)	28,015	28,015	42,022.50	63,453.51	95,432.21	28.01.2019

B. Additional information given by the State:

i.	The demand survey is complete in all the 111 HFA Mission Cities. The total demand of houses is 13.81 lakh.
ii.	2,46,291 BLC beneficiaries and 3,43,316 AHP beneficiaries have been attached in

	PMAY(U)-MIS. Further, 158 projects under AHP and 1,08,590 houses under BLC have been geo-tagged.
iii.	Progress: BLC: Out of 4,47,765 houses approved, work order has been issued for 2,30,276 houses, 75,113 houses have been completed and 37,633 houses are in progress. AHP: Out of 5,67,898 houses approved, 84,821 houses have been completed and 2,83,338 houses are in progress.
iv.	Central Assistance of Rs. 1760.74 crore have been transferred through DBT mode under PMAY (U).
v.	State Government has fixed a target for sanctioning 7.10 lakh houses in the FY 2018-19 with budgetary provision of Rs. 7599.30 crore for PMAY (U).
vi.	SLTC is fully functional. CLTCs for all ULBs are operational.
vii.	Out of the six mandatory conditions, three have been complied with and the remaining three are in active consideration by the State Government.
viii.	About 1.5 lakh more houses will be completed by March 2019
ix.	All the JnNURM houses will be occupied by March, 2019
x.	A few ATRs on the TPQMA for claiming 2 nd instalments have been submitted to the Ministry. It was requested to release the central assistance at the earliest.
xi.	It was also informed that there is some modification of Unit Cost & Project Cost on sanctioned BLC for 35,822 houses proposed in Ananthapur & Hindupur Urban Development Authority (AHUDA). CSMC has been requested for consideration.

C. CSMC observations:

i.	Proposed designs of AHP houses are not found complying the NBC norms. The State must ensure that NBC norms about size of rooms for all projects are complied with.
ii.	State Government may ensure land ownership rights and clear patta title of the eligible beneficiaries under BLC component of PMAY (U). Further, beneficiary contribution must be ensured.
iii.	There is lack of progress in CLSS component in the State in spite of large number of population. Only 6,152 beneficiaries have availed CLSS subsidy. State Government may tie up with the lead Banks and Builders and organise 'Loan Mela' to sensitize beneficiaries to take up interest subsidy available under PMAY (U).
iv.	The HFAPoA for all the cities should be submitted by the State after validation by SLNA at the earliest.
v.	Utilization Certificates for Rs 9.30 crore under JNNRUM and Rs 16.44 crore under RAY are pending. State should expedite submission of pending UCs without any further delay. Refund of Rs. 31.82 crore excess fund under JnNURM may also be expedited.
vi.	State Government must ensure allotment of 5,203 unoccupied houses under JnNURM and 204 houses under RAY without any further delay.
vii.	Out of 10,15,663 houses sanctioned earlier, beneficiaries attached with valid Aadhaar are 5,84,639. State should expedite all MIS entries and beneficiaries attachment. In no case second instalment of central assistance will be considered for release unless beneficiaries are attached in PMAY(U)-MIS.

viii.	In respect of AHP (PPP) project at Rajamahendravaram city in East Godavari District in partnership with Pandit Deendayal Upadhyaya Multipurpose mutually aided Co-operative Society Ltd. to which the land belongs, it is directed that all mechanisms for transfer of funds to the Society shall be formulated/completed by the time the first instalment of central assistance is released with the work order in place.
ix.	First instalment for AHP projects will be released on confirmation by State Government about selection of Developer for the projects and that the work order has been issued.
x.	In respect of modification/change in unit cost in Ananthapur & Hindupur Urban Development Authority (AHUDA) BLC projects, it has been observed that reduction in State share for these projects will increase the beneficiary share as reduction in unit cost may otherwise affect the construction of houses at such a low cost. It has, therefore, been clarified that since there is no change in central assistance and number of units, no specific approval is required at CSMC level and SLSMC may take appropriate decision in this regard and intimate the Ministry.

D. CSMC Decision:

After deliberations, the CSMC approved Central Assistance in the proposed projects submitted by the State of Andhra Pradesh and recommended for release of first instalment of the Central Assistance as under:

<i>Rs. in lakh</i>					
Component	No. of Projects	No. of EWS houses	Central Assistance	1 st instalment (40 %) of Central Assistance	Condition(s), if any, for release of 1 st instalment
BLC (New)	36	77,941	11,6911.50	46,764.60	Aadhaar seeded beneficiary entries in MIS of PMAY (U).
AHP	08 (including 1 project at Rajamahendravaram on PPP mode with Co-operative Society)	28,015	42,022.50	16,809.00	On receipt of compliance as per para 2C (i),(viii) and (ix).

Project-wise details are given at **Annexure II A and II B**.

2.	Consideration for Central Assistance for 20 BLC (New) projects submitted by the State of Bihar (Agenda 2)
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A. Basic Information:

The proposal under consideration of CSMC was for Central Assistance for 20 BLC (New) projects submitted by the State of Bihar. The salient details of the proposal are as under:

<i>(Rs. in lakh)</i>							
Component	No. of Projects (cities)	Total No. of houses proposed	No. of EWS houses proposed	Central Assistance	State share	Beneficiary contribution	Date of Appraisal by SLAC / approval of SLSMC

BLC (New)	20(20)	10,269	10,269	15,403.50	5,134.50	37,471.336	16.01.2019/ Scheduled on 4.2.2019 (Minutes has now been received).
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B. Additional information given by the State:

i.	Demand survey in 140 approved HFA cities/towns is in progress. As on date validated demand is 5,04,893 houses.
ii.	State has fixed a target of proposing 2.00 lakh houses with budgetary provision of Rs. 450 crore for the year 2018-19.
iii.	Except Model Tenancy law, all mandatory reforms have been achieved.
iv.	HFAPoAs for 41 ULBS have been submitted.
v.	Progress: Out of 2,19,185 houses sanctioned, work order has been issued for 73,477 houses, 55,349 houses are at different stages of construction and 7,361 houses have been completed.
vi.	CLSS: 1,550 beneficiaries have availed interest subsidy.
vii.	Out of 2,19,185 BLC houses approved, 1,51,012 beneficiaries have been attached and 51,815 houses have been geo-tagged. Rs. 623.43 crore has been transferred to the beneficiaries through DBT mode.
viii.	CLTCs/SLTC will be fully functional by February 2019.
ix.	All the houses under JnNURM and RAY will be completed and occupied by March, 2019.
x.	About 25-30 thousand more houses will be completed by March, 2019.

C. CSMC observations:

i.	The State needs to develop housing projects under AHP and ISSR verticals of PMAY(U) as well.
ii.	The State should complete the demand survey and submit HFAPoAs for all the approved cities at the earliest.
iii.	Action Taken Reports by the State Government on TPQMA observations should be submitted quickly for processing the release of 2 nd /3 rd instalments.
iv.	The focus of State Government should now be execution of sanctioned projects so as to avoid cost overrun.
v.	Adequate infrastructure such as individual water, sanitation and electricity connections needs to be ensured by the State.
vi.	Utilization Certificates for Rs 188.38 cr. is pending under PMAY (U). State should expedite submission of pending UCs.
vii.	MIS entry of all beneficiaries with valid Aadhaar be expedited to enable the Ministry to release balance of first instalment of Central Assistance to the State Government. State Government may also ensure that MIS entry is complete before seeking

2 nd instalment of Central Assistance in respect of sanctioned projects.	
viii.	JnNURM and RAY: 213 houses under JnNURM and 3,936 houses under RAY reported as not-started. Further, all unoccupied houses may be occupied by March, 2019. Further UCs of Rs. 28.84 crore under JnNURM and Rs. 80.94 crore under RAY may be submitted immediately. Further, excess central assistance of Rs. 43.13 crore under JnNURM may be refunded immediately.
ix.	Logo of the PMAY (U) scheme may suitably be displayed in all houses constructed with Central Assistance under PMAY (U).

D. CSMC Decision:

After deliberations, the CSMC approved Central Assistance and recommended for release of first instalment of Central Assistance for the State of Bihar as under:

Component	No. of Projects	No. of EWS houses	Central Assistance (Rs. in lakh)	1 st instalment (40 %) of Central Assistance (Rs. in lakh)	Condition(s), if any, for release of 1 st instalment of Central Assistance
BLC (New)	20	10,269	15,403.50	6161.40	Aadhaar seeded beneficiary entries in MIS of PMAY (U).

Project-wise details are given at **Annexure III**.

4	Consideration for Central Assistance for 70 BLC (New) projects submitted by the State of Madhya Pradesh (Agenda 4)
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A. Basic Information:

The proposal under consideration of CSMC was for Central Assistance for 70 BLC (New) projects submitted by the State of Madhya Pradesh. The salient details of the proposal are as under:

Rs. in lakhs

Component	No. of Projects (cities)	Total No. of houses proposed	No. of EWS houses proposed	Central Assistance	State share	ULB Share	Beneficiary contribution	Date of Appraisal by SLAC / approval of SLSCM
BLC (New)	70(70)	35,377	35,377	53,065.50	35,377.00	344.68	46,143.26	14.12.2018, 23.01.2019, 25.01.2019 / 29.01.2019

B. Additional information given by the State:

i.	The Demand survey is complete in all the 378 cities approved under PMAY (U). The total demand assessed is 11.52 lakh.
ii.	378 HFAPoAs and AIPs approved by SLSCM have been submitted.
iii.	3,89,761 BLC beneficiaries (out of 4,37,763 houses sanctioned) have been attached in PMAY(U)-MIS which is 89%. Further, 2,95,177 houses have been geo-tagged.

iv.	Progress: ISSR- Out of 2,172 houses approved in 4 projects, 960 houses are at tendering stage. AHP- Out of 1,41,954 houses approved 12,567 houses have been completed and 82,938 houses are at different stages of construction. BLC- Out of 4,37,850 houses approved, 1,06,177 houses have been completed and 1,81,444 houses are at different stages of construction.
v.	CLSS: Subsidy has been availed by 20,854 beneficiaries.
vi.	10 SLTC & 454 CLTC professionals have been hired.
vii.	State Government has fixed a target of 2.47 lakh houses for sanction and 2 lakh houses for completion in the year 2018-19.
viii.	Work on sanctioned ISSR projects is yet to start.
ix.	About 2 lakh houses both in AHP and BLC vertical will be completed by March, 2019.
x.	Due to creditworthiness issues, beneficiaries are facing problems in getting loan from Banks towards their contribution as Beneficiary Share. Further, the application form requires too much details of the beneficiaries, which needs to be simplified
xi.	There is some correction in 4 BLC (N) projects at Anjad, Umaria and Barwaha-Khargone cities and in 1 AHP project at Mandsaur for which CSMC approval has been sought.
xii.	The State requested for release of third instalment on the basis of number of completed houses instead of completion of projects.

C. CSMC observations:

i.	There is considerable delay in grounding of sanctioned ISSR projects. State Government may expedite construction of these sanctioned projects as well.
ii.	Utilization Certificates for Rs. 521.08 crore are pending under PMAY (U). State should expedite submission of the pending UCs.
iii.	Regarding correction in 4 BLC (N) projects and 1 AHP projects as proposed, the matter may be examined and put up on file by the concerned division for consideration/ ratification of CSMC.
iv.	The State should submit UCs pending under JnNURM and also allot 444 vacant houses under JnNURM and 2705 vacant houses under RAY without any further delay. Further central assistance against not-started JnNURM projects may be refunded/adjusted against PMAY (U).
v.	Out of 5,81,976 houses sanctioned earlier, beneficiaries attached with valid Aadhaar are 4,37,335. The State should expedite all MIS entries and beneficiary attachment immediately.
vi.	CLSS: NHB and HUDCO may go through the application form again and unnecessary column may be removed and new simple application form may be submitted immediately to the Mission Directorate for consideration/approval.
vii.	Release of third instalment of BLC projects as proposed by the state is in contravention

of the scheme guidelines. The existing conditions for release of third instalment as per guidelines is justified for ensuring completion of all houses in the projects.
viii. All RAY projects may be completed by March, 2019.

D. CSMC Decision:

After deliberations, the CSMC approved Central Assistance and recommended for release of first instalment of Central Assistance for the State of Madhya Pradesh as under:

(Rs. in lakh)

Component	No. of Projects	No. of EWS houses	Central Assistance	1 st instalment (40 % of Central Assistance)	Condition(s), if any, for release of 1 st instalment
BLC (New)	70(70)	35,377	53,065.50	212,26.20	Aadhaar seeded beneficiary entries in MIS of PMAY (U).

Project wise details are given at Annexure IV.

5	Consideration for Central Assistance for 05 AHP and 86 BLC (New) projects submitted by State of Maharashtra (Agenda 5)
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A. Basic Information:

The proposal under consideration of CSMC was for Central Assistance for 05 AHP and 86 BLC (New) projects submitted by State of Maharashtra. The salient details of the proposal are as under:

(Rs. in lakh)

Component	No. of Projects (cities)	Total No. of houses proposed	No. of EWS houses proposed	Central Assistance	State share	ULB share	Beneficiary contribution	Date of Appraisal by SLAC / approval of SLSCM
AHP	5(4)	901	789	1,183.50	789.00	0.00	6,777.38	21.12.2018/
BLC(New)	86(83)	17,028	17,028	25,542.00	17,028.00	542.03	68,221.00	26.12.2018
	Total		17,817	26,725.50	17,817.00	542.03	74,998.38	

B. Additional information given by the State:

i.	No information on progress was furnished by the State
ii.	At a number of locations, the number of houses are less than 250 houses mandated under AHP vertical of PMAY (U), which are part of the demand of the city under AHP vertical. The CSMC has been requested to relax the condition as per para 6.4 of the PMAY (U) guidelines to facilitate construction of houses.

C. CSMC observations:

i.	The State needs to expedite the demand survey process and submit HFAPoAs for all the approved cities under the Mission at the earliest.
ii.	Grounding of houses needs to be expedited so that the construction can be completed as per schedule timeline.
iii.	Out of 6,73,681 houses sanctioned earlier, beneficiaries attached with valid Aadhaar are 1,27,041(19%) only. The State should expedite all MIS entries and beneficiary attachment.
iv.	Utilization Certificates for Rs.371.58 cr. under PMAY (U) and Rs. 442.53 under JnNURM is pending. State should expedite submission of pending UCs. Rs. 43.97 crore of excess fund is also lying with the State Government, which may be refunded at the earliest. Release of fund under PMAY (U) will be affected for non submission of the UCs.
v.	JnNURM: More than 36,000 completed houses constructed under JnNURM are remaining vacant. These houses may be allotted to the beneficiaries of PMAY (U) after following due procedure. Beneficiaries already identified under JnNURM must be given priority.
vi.	For AHP projects, State Government may place on record all required approvals from the concerned authorities in a time bound manner. Similarly, BIS standard and relevant provisions of NBC should be ensured in all projects. 1 st instalment of central assistance for AHP projects will be released on confirmation by State Government about selection of Developer for the project and that work order has been placed.
vii.	The State Government is to submit the copies of SLAC & SLSMC Minutes at the earliest.

D. CSMC Decision:

In view of the above and after deliberations, CSMC

- accorded relaxation as per the provision at para 6.4 of PMAY (U)-HFA guidelines in respect of the AHP projects having less than 250 houses; and
- approved Central Assistance and recommended for release of first instalment of the Central Assistance for the State of Maharashtra as under:

Component	No. of Projects	No. of EWS houses	Central Assistance (Rs. in lakh)	1 st instalment (40%) of Central Assistance (Rs. in lakh)	Condition(s), if any, for release of 1 st instalment
AHP	05	789	1,183.50	473.40	Compliance to the observations at para 5 C(vi)&(vii) above.
BLC(New)	86	17,028	25,542.00	10,216.80	(i) Compliance to the observations at para 5C(vii) and Aadhaar seeded.

